

375 000 €

Contact agency  
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For sale villa

4 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 56 m<sup>2</sup>

Surface of the land : 920 m<sup>2</sup>

Year of construction : 1991

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : to modernize

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Document non contractuel

02/04/2025 - Prix T.T.C



## Villa Canohès

Opportunity to seize close to the heart of town, quiet area and close to all amenities, a type f4 villa of approximately 145m<sup>2</sup> of living space with garage and garden on a plot of 920m<sup>2</sup>. The property, built in 1991, is built on 4 sides and faces due south. It is composed as follows: On the ground floor: An entrance A large living room of over 56m<sup>2</sup> with a lounge area with a fireplace and dining room An adjoining fitted kitchen of approximately 14m<sup>2</sup> A corridor leading to the sleeping area A bedroom of approximately 11m<sup>2</sup> with a toilet area (washbasin) A bedroom of approximately 12.50m<sup>2</sup> with closet A bathroom with window, shower, sink and bathtub of approximately 5m<sup>2</sup> A toilet with washbasin and window A cellar with window (possibility of easily fitting a 4th bedroom/office in this space) A garage of approximately 25m<sup>2</sup> Upstairs: a wooden staircase leads to the upper landing A large bedroom of approximately 17m<sup>2</sup>. With a dressing room of approximately 5.40m<sup>2</sup> A toilet with a window A bathroom with shower, sink and window Outside: This villa has a superb, fully enclosed garden with space for a swimming pool, planted with trees and maintained From a sunny terrace with direct access to the living room and the kitchen Services: Double-glazed wooden windows, wooden shutters, gas heating Although some updating work is necessary to appreciate the full potential of this villa, it remains very well maintained and therefore entirely habitable as is. Do not hesitate to contact us without delay for a visit.

Fees and c  
375 000 € f

